

**Architectural Program**

## **Summerfield Hall - Partial Remodel for Film and Media Studies**

**KU Project No. 079-9418**

**Date: March 31, 2014 (Revised August 19, 2014)**

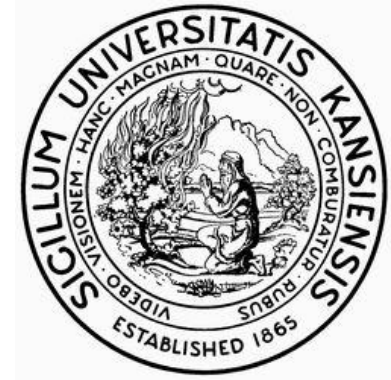
**Prepared by:**

**The University of Kansas, Lawrence Campus**

**College of Liberal Arts & Sciences, Dept. of Film & Media Studies**

**Office of Capital Planning & Space Management**

**Office of Design & Construction Management**



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## Table of Contents

Item	Page
Programming Committee	2
Table of Contents	2
Introduction	3
Project Overview	4
Design Criteria & Goals	5
Space & Program Needs	5
Site Improvements & Infrastructure	7
Hazardous Materials	7
Deferred Maintenance	7
Code Requirements	8
Design Standards & Consultant Services	8
Historic Preservation Reviews	9
Annual Maintenance & Operation Costs	9
Space Standards & Utilization Analysis	9
Space Summary	9
Construction Method Options	9
Project Budget	10
Project Schedule	10
Existing Site Plan	11
Existing Floor & Roof Plans	12 - 19
Proposed Floor Plans	20 - 22

## Introduction

The KU Department of Film & Media Studies (FMS) is currently located in Oldfather Studios, north of main campus on 9<sup>th</sup> Street, near Emery Road. That building formerly housed the studios of Centron Corporation, a company that made industrial and educational training films from 1947 through 1990. The building was acquired in 1991 with a donation from Charles and Hortense Oldfather. Subsequently, the Film portion of Theatre and Film Department moved into the building because it had a large soundstage, sound recording rooms, film and video editing rooms, and offices. In 2009 FMS became a department in the School of the Arts within the College of Liberal Arts & Sciences.

Oldfather Studios has numerous structural and space issues. The building was constructed on property previously used as a landfill and as a result, it has continued to experience significant settlement. In 2003, Professional Engineering Consultants (PEC) evaluated structural and water infiltration problems at the site. The foundation wall on the west side of the building had tilted inward 4–6 inches, high-bay concrete walls had cracks exceeding 1 inch, doors/frames were misaligned, and the ceilings had shifted.

Subsequent repairs were made including the installation of steel bracing, injection of cracks with epoxy, the addition of lateral supports to the concrete walls, and repairs to doors and ceilings. These measures were short lived, and the building continues to settle resulting in recurring problems. The roof has a history of leakage and a roof coating will be applied as a short-term solution. Since the building is situated on landfill, the successful stabilization of the foundation would be cost prohibitive and repairs would be ongoing and expensive.

In addition, FMS has outgrown the space and the existing facilities are not aligned with current practices in the field, which has seen a dramatic change from film-based media to digital technology in the last 15 years. This shift in media has created new research areas and resulted in needs for different types of classroom spaces, sound recording rooms and editing facilities. The need for a sound stage has remained constant despite technological changes in the field.

Since the reorganization of the arts at KU resulted in the formation of the School of the Arts, the FMS Department has experienced steady growth in student major and credit hour production. Currently with 11 faculty, the robust program serves over 325 undergraduate majors, 25 graduate students, and a large population of students beyond the department who take film and media coursework. The ratio of student credit hours to faculty FTE is the highest in the School of the Arts (over 460 SCH per faculty FTE), and FMS faculty teach 139% of SCH compared to AAU peers.

### Specific needs for the programs and activities related to the University's mission

As an industry, the production and distribution of motion pictures and television programs generates over \$140 billion in wages and supports 2.4 million jobs, involving an estimated 95,000 businesses which are located in every state in the country (Motion Picture Association of America, 2010 Economic Contribution Report, [www.mpa.org](http://www.mpa.org)).

With box office attendance figures growing across the globe, and an increasing percentage of individuals accessing media via the internet, the department, with emphases in both film/media scholarship and production, is positioned to make important contributions to the University's research and teaching mission, and to the film and media industry.

### **Project consistency with the University's strategic plan**

The Department has the potential to participate in research initiatives related to all four *Bold Aspirations* strategic themes with faculty research interests relating directly to *Promoting Well-Being, Finding Cures; Building Communities, Expanding Opportunities*; and, *Harnessing Information, Multiplying Knowledge*.

The department teaches a number of survey courses open to students across the campus. Due to the nature of FMS faculty and student research, much work can be considered to fall into the area of public engagement. Faculty and students are internationally active and contribute to community conversations related to strategic themes through creative and scholarly research.

### **Physical need for project**

Ongoing investment in Oldfather Studios is not money spent wisely and it would be a stop-gap measure at best. It is likely that the building will be non-functional within a period of several years. Without an alternative option, space will need to be temporized and scattered across campus or leased/refit in the community. These are short-term and expensive solutions that will continue to be problematic to the department and the university.

## **Project Overview**

Summerfield Hall is currently occupied by the School of Business. A new facility for the Business program is in the planning and design stages, and is scheduled to be occupied in May 2016. The Film and Media Studies program is one of the prime candidates to backfill the newly vacant space.

Components of this partial renovation of Summerfield Hall shall include the following:

- New two story soundstage, allowing for a new permanent cyclorama. This will include partial demolition of the floor between the first and second levels.
- A new exterior access for equipment rentals and delivery
- New green rooms, one each for men and women
- Offices for staff
- New recording studios, including sound control room
- New Film and Media Studies library
- Equipment storage and checkout space
- New animation studio
- New production studios
- New computer labs
- Existing restrooms and drinking fountains on each floor shall be brought into compliance with ADA, where currently deficient.

## Design Criteria and Goals

The design for this project shall address the following needs, goals and objectives:

- Provide quality spaces, equipment and technology that will encourage student enrollment and retention in these programs.
- Provide modernized space for a new cyclorama.
- The building must be brought into compliance with current codes, including universal accessibility.
- Minimize noise, disruptions and inconvenience to adjacent occupants during construction.
- Provide a new centrally located, on-campus destination for Film and Media Studies students.

## Space and Program Needs

Proposed improvements include the following items, which will be prioritized in collaboration with KU and which shall be completed to the extent that current funding allows. Alternate bids will be taken for flexibility in bid awards & overall phasing.

### Architectural

#### First Floor

• Soundstage, including cyclorama	2,000 nsf
• Support (open area)	1,200 nsf
• Green rooms (male and female – 90 nsf ea.)	180 nsf
• Delivery vestibule with overhead doors	150 nsf
• 14 offices, 150 nsf ea	2,100 nsf
• Conference room	350 nsf
• Reception	150 nsf
• Workstation	60 nsf
• Recording Studio A	500 nsf
• Recording Studio B	850 nsf
• Control Room (sound proof)	300 nsf
• Recording suite vestibule (sound lock)	150 nsf
• Film and Media Studies library	380 nsf
• Office	<u>130 nsf</u>

**1<sup>st</sup> Floor Sub-total** **8,500 nsf**

#### Second Floor

• Catwalk	250 nsf
• Equipment storage	825 nsf
• Equipment checkout	240 nsf
• 16 offices, 140 nsf ea.	2,240 nsf
• Workstation	60 nsf
• Workroom	<u>160 nsf</u>

**2<sup>nd</sup> Floor Sub-total** **3,775 nsf**

**Third Floor**

• Computer lab	1,400 nsf
• Editing Studios (4 @ 130 nsf ea)	520 nsf
• Faculty Editing Studio	300 nsf
• Production Studio	1,250 nsf
• Animation Studio	1,300 nsf
• Storage	<u>135 nsf</u>
<b>3<sup>rd</sup> Floor Sub-total</b>	<b><u>4,905 nsf</u></b>

Total - Net Assigned Space	17,180 nsf
Unassigned Space	<u>7,820 nsf</u>

**Total Estimated Area of Renovation                      25,000 gsf**

**Mechanical / Electrical**

- Mechanical, electrical and plumbing systems shall be upgraded throughout to meet the needs of Film and Media Studies.
  - A separate project is underway to improve the mechanical and electrical base building needs.
  - The scope of that project is proposed to include the replacement of major M/E equipment in the M/E equipment rooms.
  - This project shall coordinate with that separate project and include all other work necessary to make needed improvements to the MEP systems that serve the spaces being remodeled under this project scope.
  - HVAC systems shall be upgraded to meet code and provide suitable comfort conditions year-round, with appropriately separate control systems.
- HVAC systems and equipment shall be designed and specified to keep generated noise to a minimum, and below levels that might be disruptive to Summerfield occupants.

- Extra attention shall be paid to providing good ventilation in all spaces, particularly those subject to above-average amounts of humidity or solar exposure.
- Special soundproofing will be necessary at the soundstage, surrounding rooms and access to the soundstage.
- Electrical panels shall be robust enough to support the added load of soundstage and film lighting requirements.

**Exterior / Sitework**

- Exterior walls may be repaired, tuckpointed and cleaned as needed to restore them to a reasonably sound and maintainable condition, via separate deferred maintenance projects.

**Telecommunications & Security**

- New data ports and wireless service will be provided in remodeled areas.
- Security cameras shall remain or be relocated.
- Access control systems shall remain as-is.

## Site Improvements & Infrastructure

### Site Improvements

- None are anticipated at this time, with the exception of potential structural impact to the existing building.

### Utilities & Infrastructure

- Existing mechanical / electrical equipment serving undisturbed portions of the building shall be maintained in service at all times, except for short-term shutdowns.
- All utility or M/E system shutdowns or outages shall be planned well in advance, in collaboration with Facilities Services (FS) personnel, and others who may be affected.

## Hazardous Materials

The KU Environmental Health & Safety Office will perform tests of existing materials which will be affected by the project work, in order to determine if they are asbestos-containing and to solicit proposals from abatement contractors.

KU's standard policy is to remove all hazardous materials when undertaking major renovations of existing buildings.

## Deferred Maintenance

Summerfield Hall is considered an educational facility by the Board of Regents, and was assessed the following ratings in the *Kansas Board of Regents Report on Deferred and Annual Maintenance*, dated Fall 2012.

### Condition Value: 72

The building evaluation determined by the most recent facility condition audit survey. Rating system standards are:

90 - 100 is Excellent; 80 - 89 is Good; 60 – 79 is Fair; 30 - 59 is Poor; 0 - 29 is Unsatisfactory

### Facility Condition Index (FCI): 0.28

The FCI provides a simple measurement of a facility's condition. FCI represents the ratio of the cost to correct a facility's deficiencies to the current replacement value (CRV) of the facility. The higher the FCI, the poorer the condition of the facility. General industry guidelines are: 0.00 - 0.05 is good; 0.05 – 0.10 is fair; and greater than 0.10 is poor.

**Proposed Work:** The currently proposed project will address, at least in part, the following items which have been identified as deferred maintenance needs:

- HVAC systems
- Electrical / Lighting
- Telecom systems
- Finishes

## Code Requirements

- Codes currently used on KU projects include the following:
  - International Building Codes, 2006 edition.
  - Kansas Fire Prevention Code, KSFMO, current edition.
  - Other codes as listed at the State of Kansas, Office of Facilities & Procurement Management – Design, Construction & Compliance (OFPM-DCC) website.
  - Code Footprint templates of the existing buildings shall be prepared by DCM and furnished to the A/E on DCM's standard 11x17 code footprint sheets.
  - A/E shall update these drawings to reflect all proposed work and submit them for approval to OFPM thru DCM/UFMA, immediately following approval of the Schematic Design phase.
  - Electronic files of the approved code drawings shall be forwarded to DCM in both .PDF and .DWG formats.
- Construction Exiting: Temporary fire-rated exit corridors shall be provided through the construction site, if required to protect and direct occupants from all required exits in the surrounding occupied existing buildings to a public way. They shall remain in-place at all times while construction work is underway.
- The building fire sprinkler system shall be modified as required to maintain coverage throughout the building.
- Fire alarm systems shall be modified consistent with current code and KU requirements for an intelligent addressable system.
- Project scope will include any code or ADA-related improvements that are required in order to complete the proposed scope of work, including required ADA path of travel improvements to primary function areas.

## Design Standards / Consultant Services

The architectural/engineering (A/E) team shall comply with the latest provisions of the University of Kansas *Design and Construction Standards*, as maintained by the Office of Design and Construction Management (DCM), posted online at DCM's website at: <http://www.dcm.ku.edu/standards>

- The A/E team shall also comply with supplemental updates to these standards which may be issued during the course of the project.
- The A/E team shall comply with KU Audit and Strategic Sourcing guidelines, also posted at the DCM website.
- The Owner's Representative shall be a DCM staff person assigned to serve as KU's Project Manager, and who shall be the primary point of contact for all communications between the Owner, A/E and Contractor.
- Special Consultants that will be required on the A/E team, in addition to the usual A/E disciplines:
  - Telecommunications Engineer (KU-IT pre-approved)
- Electronic Files: Consultants shall deliver to KU a complete set of electronic files for all drawings and specs for each design submittal, bid set & as-built documents.
  - Each set of electronic files shall include both PDF and AutoCAD .dwg files for each drawing sheet.
- Models, if any, shall be delivered to and remain at KU.
- Contract: An AIA B101 contract document, as amended solely by the University, will be used to contract for the A/E services. A copy will be provided to each short-listed firm, along with the corresponding A201 General Conditions document to be used for construction.
- Program Verification: A/E shall review and confirm all program needs with KU client/DCM, and shall reconcile the proposed project scope with the available funding.



## Historic Preservation Reviews

Projects on the KU Lawrence campus that are within a KU building listed on the State or National Register of Historic Places, or within one of KU's Historic Districts, require administrative review by DCM staff or full review by DCM staff and the Campus Historic Preservation Board (CHPB).

The Kansas Legislature repealed the 500' historic environs reviews in 2013, and although the City of Lawrence still requires environs reviews within 250' of properties listed on the City's historic register, KU projects within the City's 250' environs limits are not subject to review if on State property.

A copy of the KU Historic District Map can be viewed online at the DCM website, [KU Buildings](#) page. The City's environs limits can be viewed on the Lawrence [Interactive City Map](#).

*Note: This project is not located within a listed KU property or within a listed Historic District, and it is located on State property, so no environs or historic preservation compliance reviews will be required.*

## KU - City Cooperation Agreement

KU and the City of Lawrence entered into a jointly-beneficial Cooperation Agreement in April 2005. It designated a compatibility buffer zone that extends 150' deep onto KU's property from the primary exterior boundary of KU's property.

New construction on the KU Lawrence campus within the 150' buffer zone must comply with designated City land-use regulations, standards and requirements.

*Note: This project is not located within the 150' buffer zone, so the KU-City Cooperation Agreement does not apply.*

## Annual Maintenance & Operating Costs

Since the building is currently operated by the University, we do not anticipate any additional costs to operate and maintain.

## Impact on Overall Campus Space

This project is a renovation / remodel of an existing building, and will not add to or remove any space from the University's space inventory.

This department will be moving out of Oldfather Studios, into this newly remodeled space in Summerfield Hall. The University currently plans to demolish Oldfather Studios or decommission it, until future plans for that facility/site are developed.

## Proposed Construction Method

The University of Kansas proposes to use a traditional but expedited design-bid-build process for this project. The Owner and consultant team shall jointly develop strict pre-qualification criteria, designed to ensure that contractors approved to bid this project have a proven track record of delivering similar projects, under a similar expedited construction timeframe, and successfully meeting those schedules.

## Project Budget

### Construction Costs

Offices – 17,500 gsf @ \$74/sf	\$1,300,000
Cyclorama, Studios & Technical Support spaces 5,000 gsf @ 310/sf	1,550,000
Demolition	50,000
Telecommunications - KU IT provisioning	40,000
<b>Subtotal - Construction Costs</b>	<b>\$2,940,000</b>

### Miscellaneous Costs

Fees - Consultants, State & KU Agencies	350,000
Printing & Shipping of Bid Documents; Misc.	10,000
HazMat Abatement (scope TBD)	50,000
Facilities Services Support	10,000
Construction Testing & M/E Commissioning	60,000
Furnishings and A/V Equipment	Sep. Funded
Infrastructure Renewal Fee (1.5% x proj. cost)	55,000
Bidding & Construction Contingency (6%)	225,000
<b>Subtotal - Miscellaneous Costs</b>	<b>\$760,000</b>

**Total Project Cost** **\$3,700,000**

### Notes:

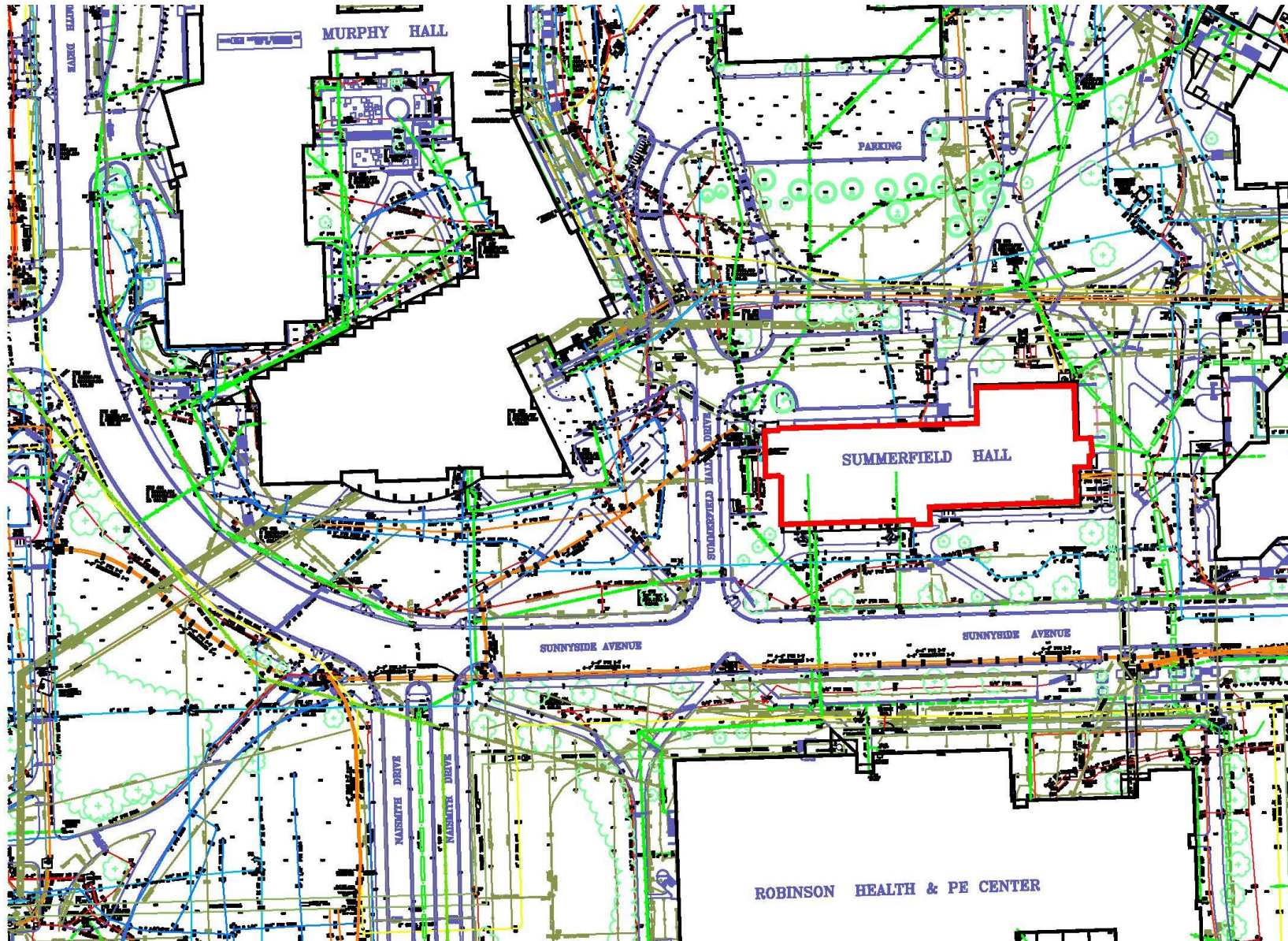
- 1) Proposed funding: Private gifts and university resources, plus EBF for Summerfield Hall deferred maintenance & infrastructure renewal.

- 2) Total gross area being remodeled is approx. 25,000 GSF overall, per measured drawings of existing building.
- 3) All loose furnishings/equipment and AV media equipment are proposed to be separately funded and contracted outside of this project's scope.
- 4) Estimated costs based in part on earlier feasibility studies by DCM and outside contractor.
- 5) The project scope will be adjusted as required to fit the available project funding.

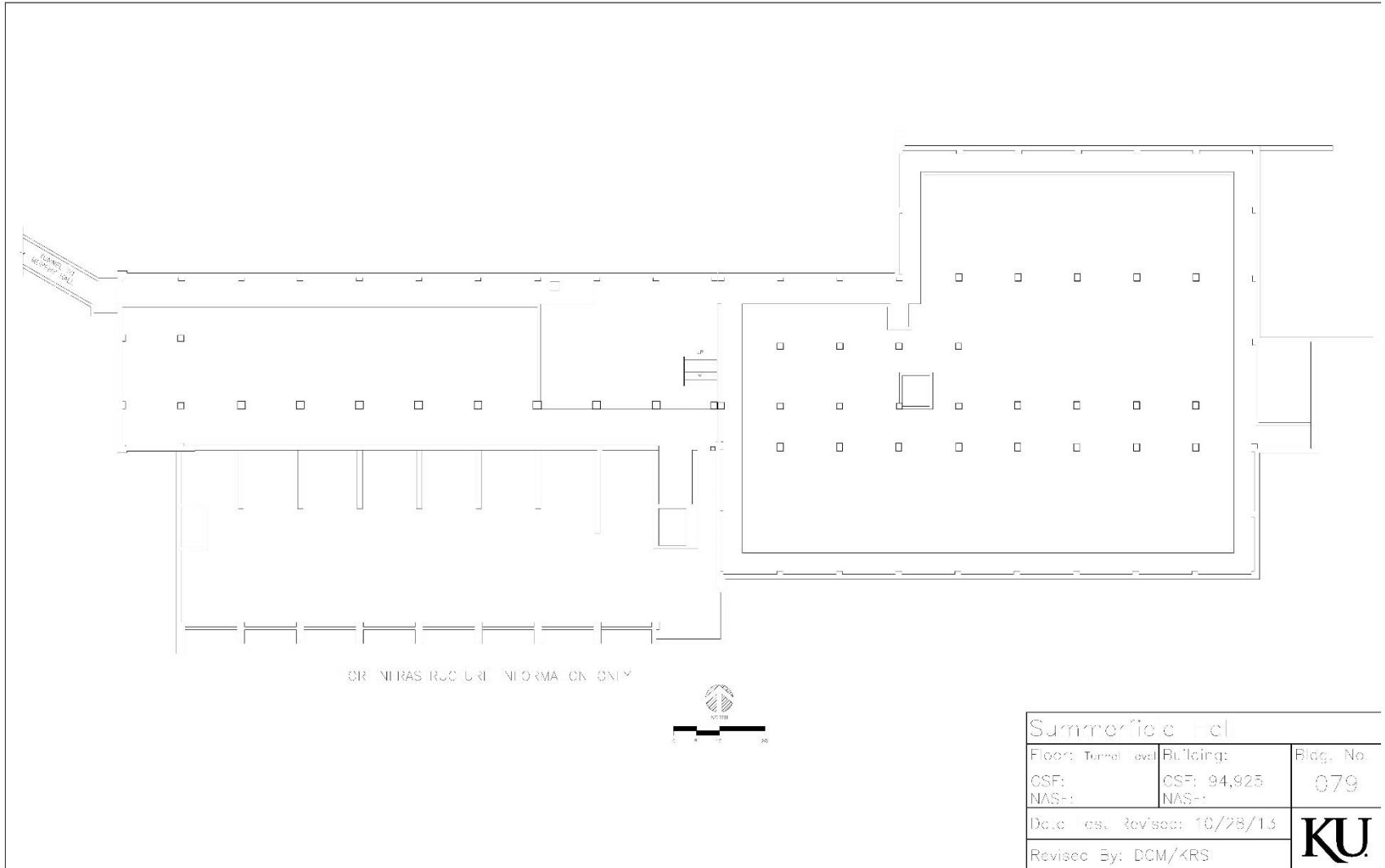
## Project Schedule

KU Capital Projects Council Review & Approval	Feb. 2014
KBOR Review & Approval	April 2014
Advertise for A/E	Aug. 201
A/E Selection	Nov. 2014
SD Submittal	Jan. 2015
Complete Fund Raising Materials	Feb. 2015
DD Submittal / Code Footprint Approval (3 mos.)	Mar. 2016
Complete CD's, submit for permit (4 mos.)	July 2016
Receive Bids; Award Contract	Aug. 2016
Business moves out of Summerfield	June 2016
Construction Starts	Aug. 2016
Construction Completion (9 Mos.)	May 2017
Move-in & Occupancy	May/June 2017

## Existing Site Plan

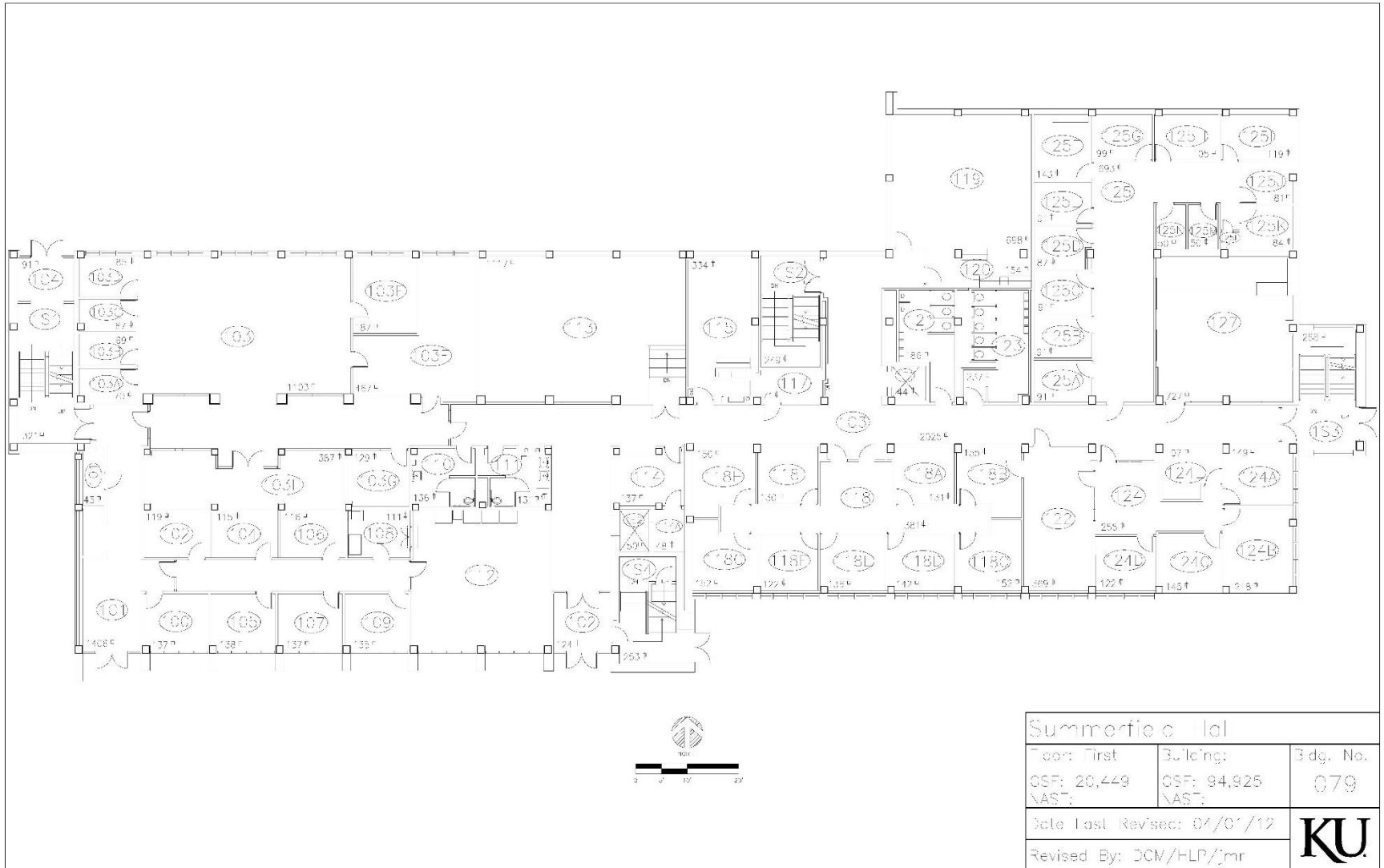


## Existing Tunnel Plan

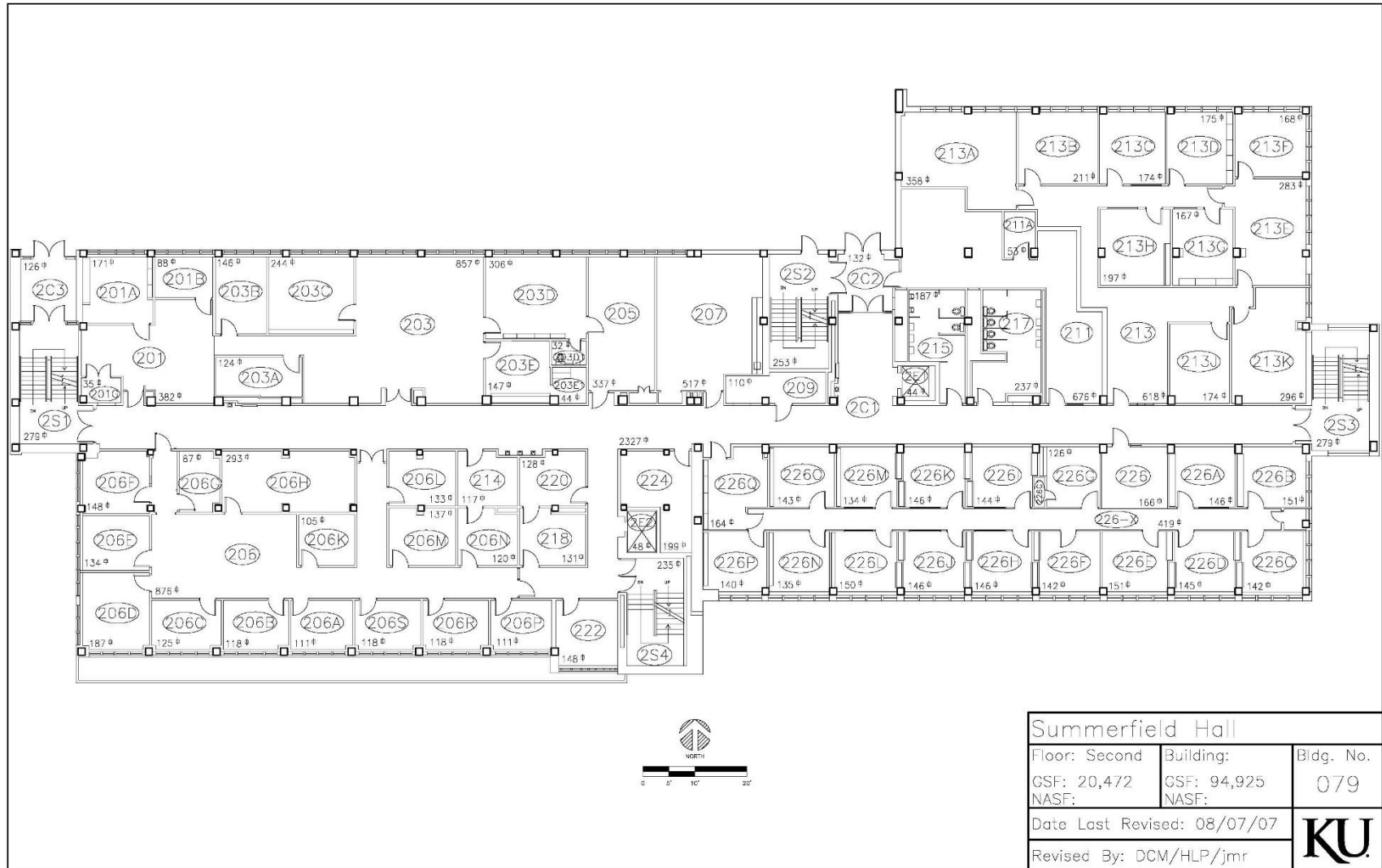




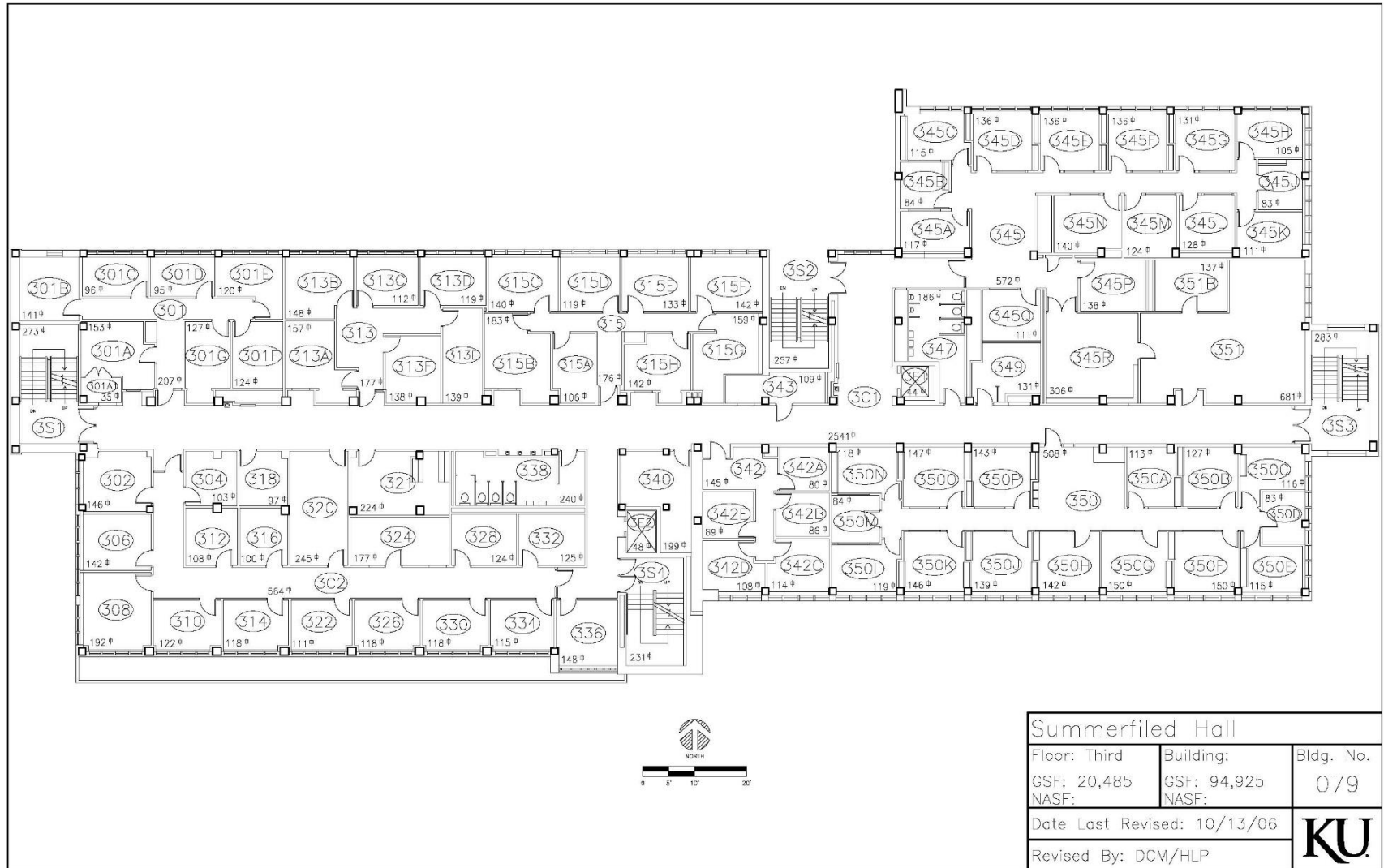
## Existing First Floor Plan



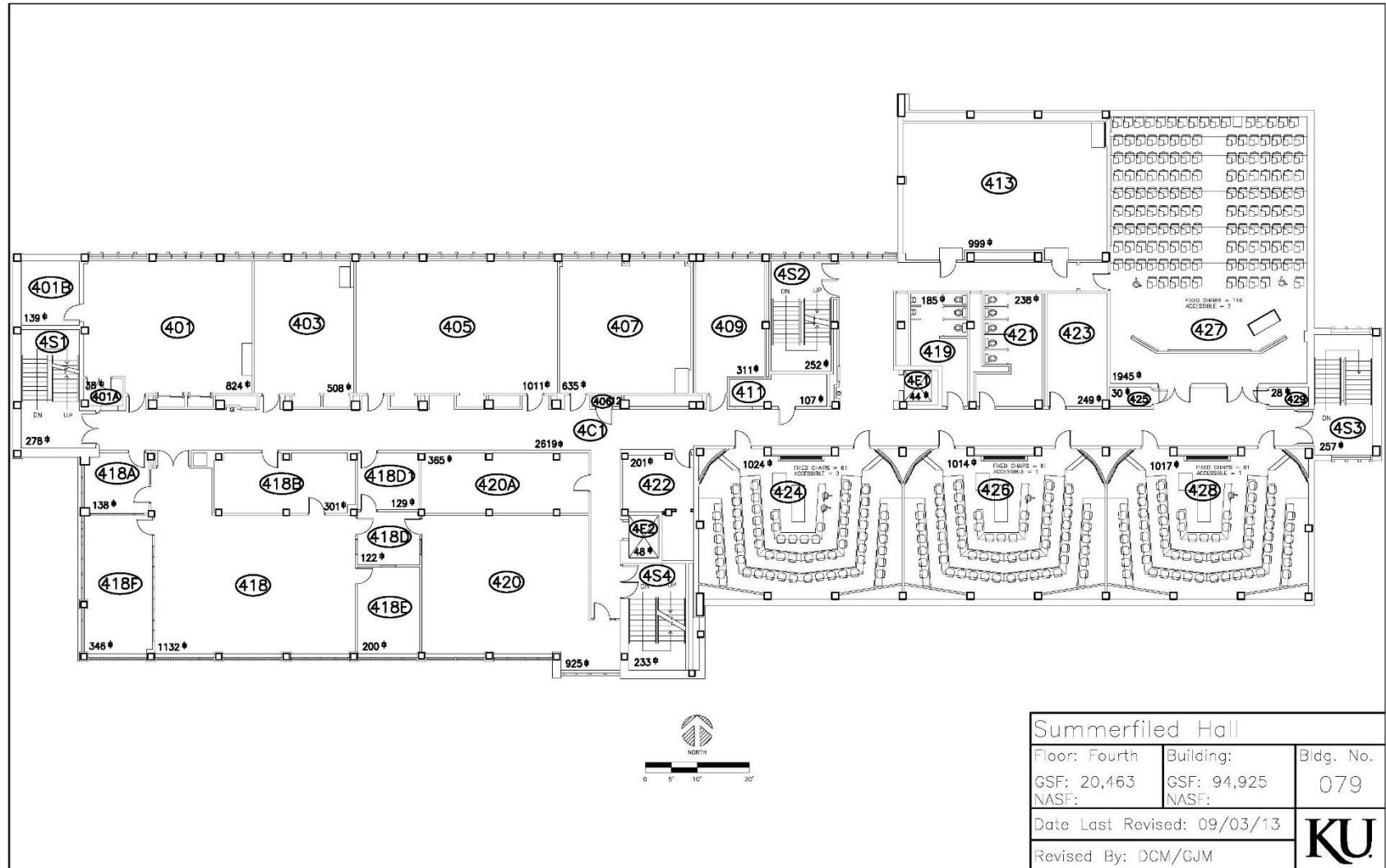
## Existing Second Floor Plan



## Existing Third Floor Plan

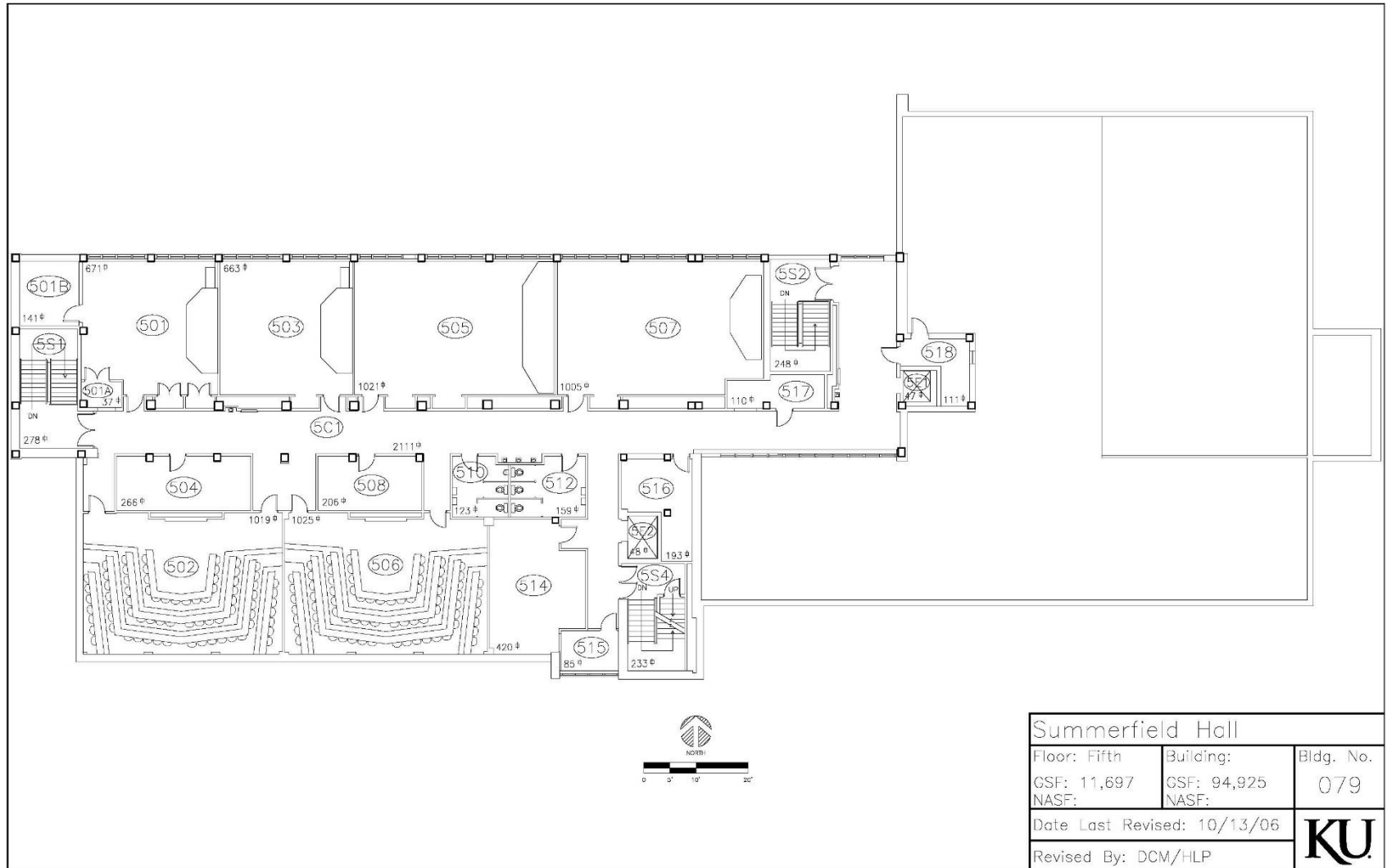


## Existing Fourth Floor Plan

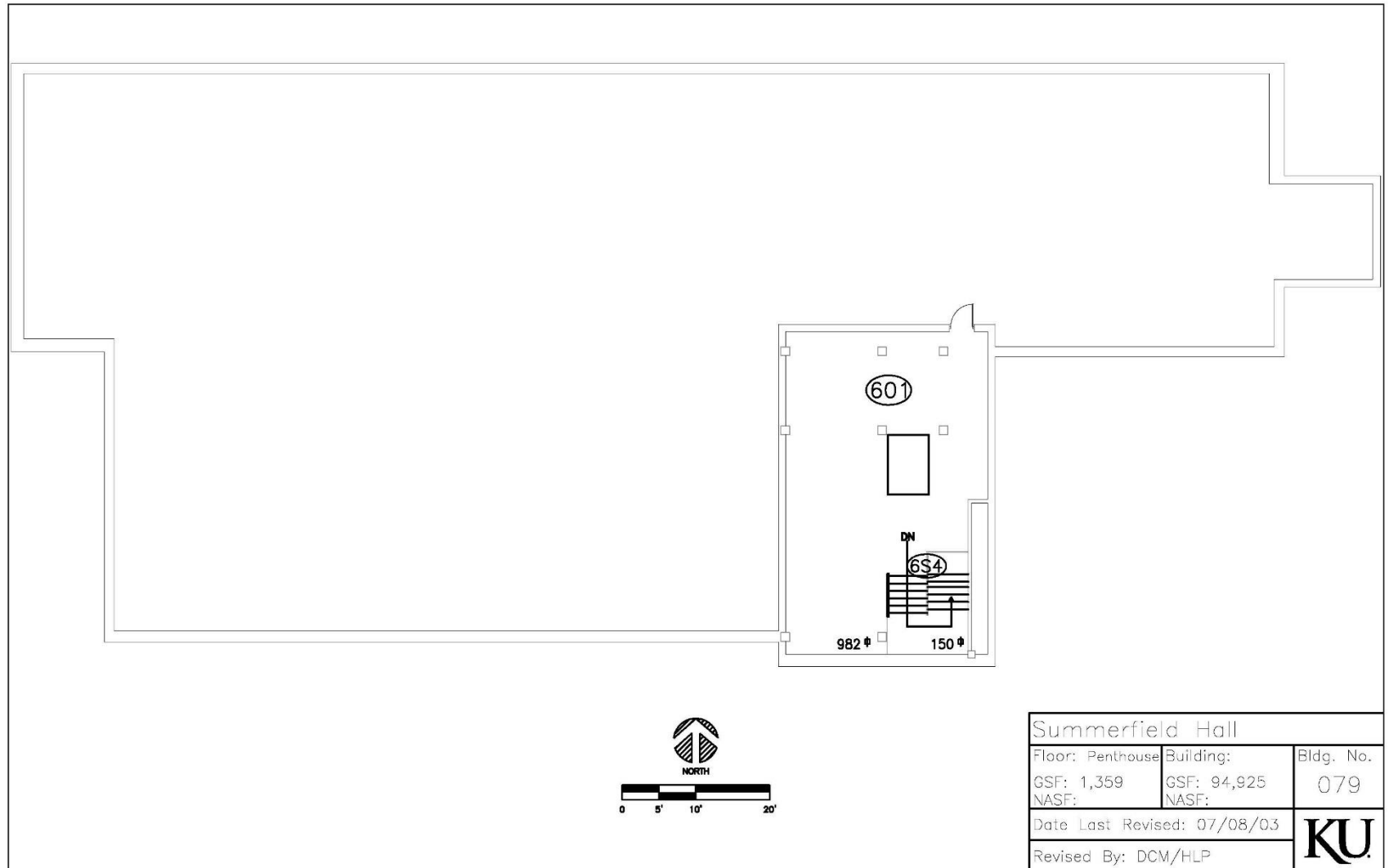


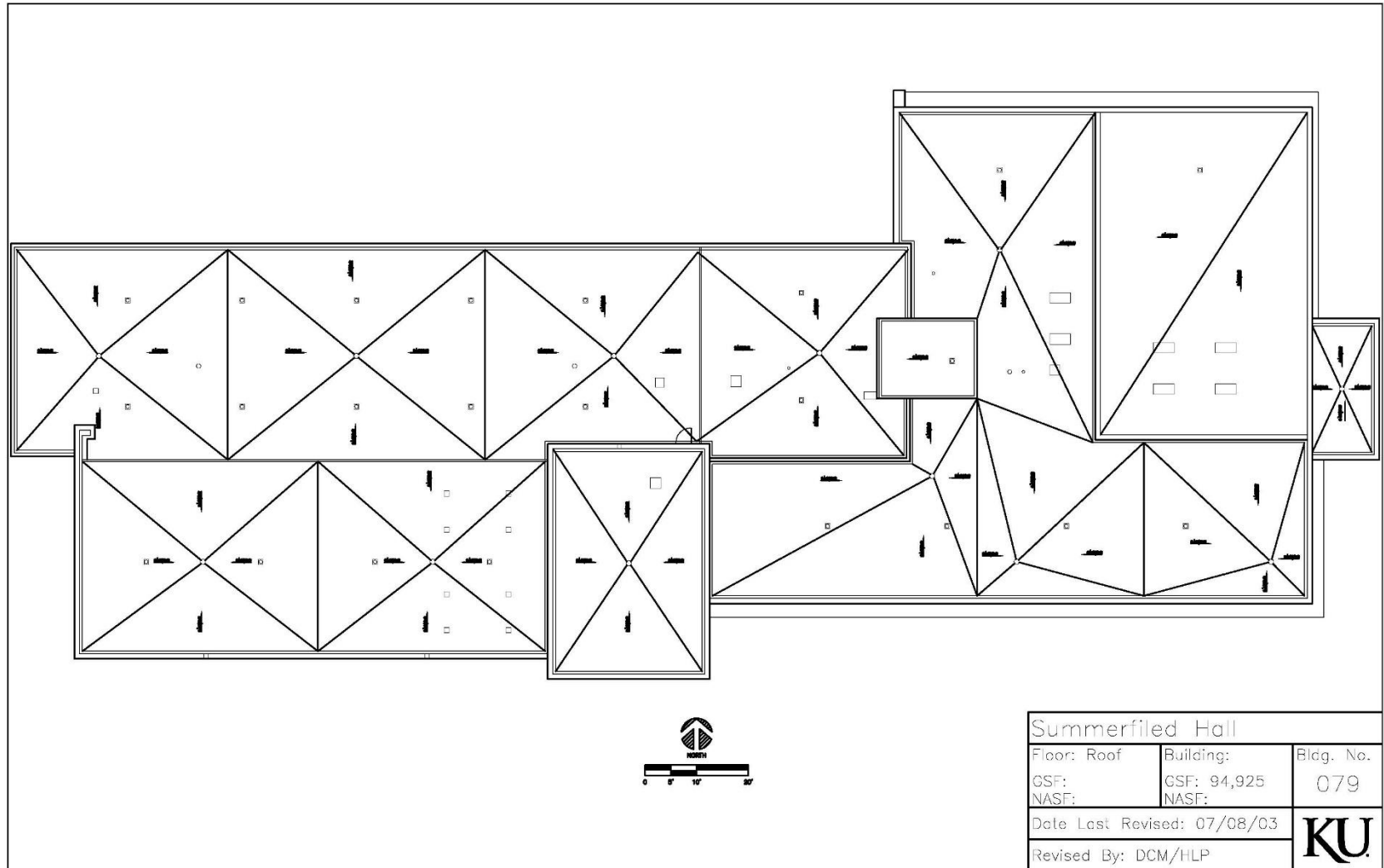


## Existing Fifth Floor Plan

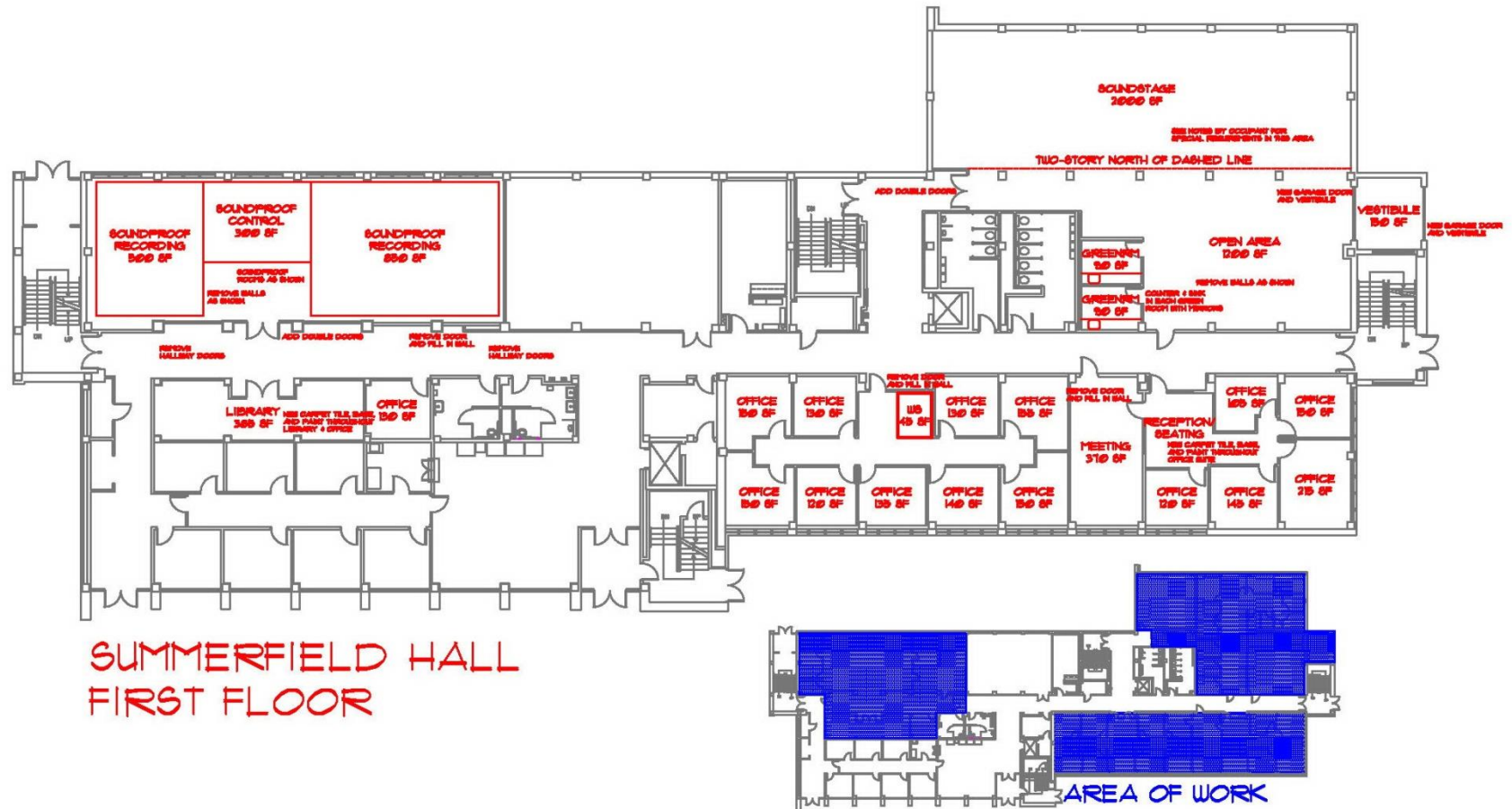


## Existing Penthouse Plan

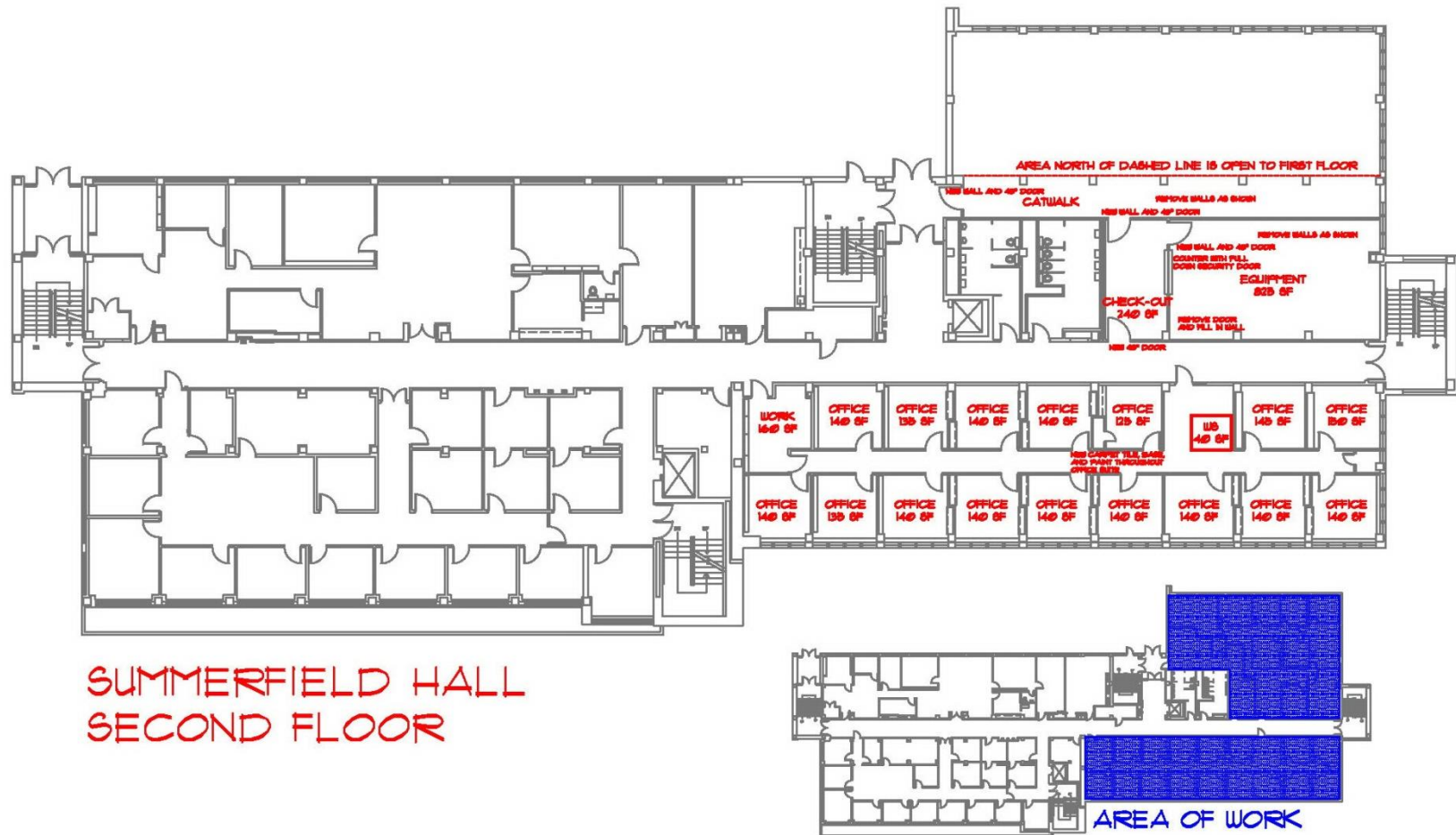


**Existing Roof Plan**

## Proposed First Floor Plan



## Proposed Second Floor Plan



## Proposed Fourth Floor Plan

